

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

SPECIAL MEETING

MONDAY, AUGUST 1, 2005

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Kreider, Raser, Senhauser, Spraul-Schmidt, Sullebarger and Wallace present. Absent: Bloomfield, Chatterjee, and Kirk.

CERTIFICATE OF APPROPRIATENESS, HILLSIDE REVIEW & ZONING VARIANCES, FOR 542 MILTON STREET, PARKING PAD AND FENCE, PROSPECT HILL HISTORIC DISTRICT

Urban Conservator William Forwood gave a brief summary of the preliminary design review conducted at the Board's July 27, 2005 meeting. The owner is requesting a Certificate of Appropriateness to construct a new parking structure with a garden shed at the rear of the property along Boal Street and a 6' vinyl privacy fence along the west side property line. Because the proposed structure and fence are within the front yard setback (on Boal), zoning variances will be required for the height of the fence and to allow an accessory parking structure in a front yard.

Mr. Forwood indicated that the guidelines for the Prospect Hillside Historic District do not address parking pads or structures. Staff recommends approval, but suggests that a cementitious board would be a more appropriate siding material for the shed than the T-111 proposed.

Mr. Forwood said that staff had heard concerns from Mr. Tate, the neighbor to the east, that the new parking deck would allow easier access to his adjacent garage. The Board had earlier suggested that the six-inch gap between the deck and garage was a potential safety hazard and that the pad needed a curb to control and direct runoff.

Mr. Brandon Keenan representing the owner/applicant Charles Mosher was present to address questions from the Board. He said the siding would be changed to cementitious board as suggested by staff and that the gap between the pad and garage and the drainage issue would be resolved with the Buildings and Inspections Department.

Mr. Keenan stated that the proposed vinyl fence is the same type that already exists on the property line. It is a high quality solid vinyl, has the appearance of wood and requires less maintenance than the wood fence recommended by Staff. The Board agreed that the fence was largely out of view from the street and that in this instance, it would be appropriate to match the existing fence.

BOARD ACTION

The Board voted unanimously (motion by Kreider, second Raser with amendments) to take the followings actions:

1. Approve a Certificate of Appropriateness for the construction of the parking pad structure and garden shed at the rear of the property near Boal Street with the condition that the garden shed be sided with cementitious board siding.
2. Approve a Certificate of Appropriateness for the construction of a 6' vinyl privacy fence in order to match existing conditions.
3. Grant the following zoning variances in order to allow the construction of the new parking pad structure, garden shed and 6' vinyl privacy fence to match existing conditions finding that in this case it is not highly visible near Boal Street:

- a. As per Section 1421-01, a variance to permit an accessory structure in the front yard.
- b. As per Section 1425-15, a variance to permit parking spaces in the required front yard setback.
- c. As per Section 1421-33, a variance to permit a 6' fence in the front yard.

Finding that such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

**CERTIFICATE OF APPROPRIATENESS, HILLSIDE AND ZONING VARIANCES
FOR 427 & 431 MILTON STREET PROSPECT HILL HISTORIC DISTRICT**

Mr. William Forwood gave a brief summary of the preliminary design review conducted at its July 27, 2005 meeting. The applicant is seeking a Certificate of Appropriateness for the construction of a new three-story single-family house at 431 Milton Street. As part of the project, a new parking pad will be constructed at 427 Milton Street. The proposed parking pad and new house require several zoning variances.

Mr. Forwood indicated that at the preliminary review, Board members had expressed concern for the height of the façade facing Milton Street. A variance from the 35' height restriction would be required to allow the 39' proposed. There was general concern that the additional height could further block views from the residences on the north side of the street. At that earlier meeting, the Board discussed relocating the garage under rear deck and other measures to lower the building on the site.

Mr. Raser repeated that the only way to determine the full affect on views would be with a diagram showing the view angles across Milton Street. He suggested the applicant supply such a drawing as well as one showing the facades of the buildings on the south side of Milton Street for a block either side of the proposed residence. Ms. Wallace said she realized the Hillside regulations address only the views from the public way, but that she still has a problem with blocking the neighbors' view. She said that she would not be comfortable voting on the proposal without the drawings Mr. Raser suggested.

The builder Doug Spitz was present to answer questions from the Board. He said that the height for the structure was chosen to accommodate living space and to make the home affordable. He pointed out that the house would be built on a vacant lot and felt the proposed construction would enhance the neighborhood. He reiterated that there are several three-story houses in the area. In response to Mr. Senhauser, Mr. Spitz said that he did not own the property at this time and that the purchase was conditional upon the Board approval of the proposed residence. Mr. Spitz said that he has not asked for anything that is outside of what has already been provided to the owners in Prospect Hill District

Mr. James Huber of 332 Bold Street spoke in favor of the proposed project and it would only enhance the neighborhood.

Ms. Christine Boehr resident of 426 Milton presented photos to the Board. She stated that she does not have a problem with new homes being built in the neighborhood and she welcomes people to the community. However, the proposed three-story structure would obstruct her view and affect her quality of life. She asked that the Board not grant approval.

Mr. Senhauser pointed out that 35' is sufficient for the construction of a three-story house and suggested that its height could be reduced with modifications to the garage or living room step down. The Board agreed that it appeared that the overall height of the building could be reduced with some minor design revisions. The Board also agreed that to fully evaluate the impact of the new house, additional view line and streetscape drawings were necessary.

BOARD ACTION

The Board voted unanimously (motion by Raser, second Wallace) to table the application to give the applicant an opportunity to consider design revisions that would lower the height of the Milton Street façade to 35' as required by zoning and to provide additional drawings illustrating the streetscape and view lines on Milton Street.

NATIONAL REGISTER NOMINATION

Staff member Adrienne Cowden presented a report on a National Register nomination for Fashion Frocks, Inc. in Camp Washington. The City of Cincinnati has been asked to comment on the nomination as a Certified Local Government.

The Fashion Frocks, Inc. Complex is significant under Criterion A for its association with Cincinnati's ready-made clothing industry. Fashion Frocks ranked among Cincinnati's foremost twentieth century dress manufacturers and was a national leader in women's apparel. The groundbreaking company is historically significant for its direct sales approach, utilizing tens of thousands of housewives to sell its products door-to-door from the mid-1920s to the late 1950s.

Ms. Spraul-Schmidt indicated her support but stated the summary should include a clear, succinct reference to the importance of the company's utilization of tens of thousands of housewives to sell its products door-to-door, particularly in rural areas. This important subject, although discussed in the Section 8 narrative, is not included in the summary statement.

The Board voted unanimously (motion by Kreider, second Spraul-Schmidt) to take the followings actions

1. Find that the Fashion Frocks, Inc. Complex, located at 3301 Colerain Avenue/1326 Monmouth Avenue in Camp Washington, meets the requirements of Criterion A for listing in the National Register of Historic Places
2. Direct staff to forward the Board's findings, including the provision that the Section 8 summary should be revised to acknowledge the import role housewives played in the success of Fashion Frocks, Inc., regarding this nomination to the Ohio Historic Preservation Office prior to the August 5, 2005 meeting of the Ohio Historic Site Preservation Advisory Board.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____